

## Preliminary land Use Service (PLUS)

**Delaware State Planning Coordination**

540 S. DuPont Highway • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this "PLUS application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain.** Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

[www.state.de.us/planning](http://www.state.de.us/planning)  
[www.dnrec.state.de.us/dnrec2000/](http://www.dnrec.state.de.us/dnrec2000/)  
[www.dnrec.state.de.us/DNRECeis/](http://www.dnrec.state.de.us/DNRECeis/)  
[datamil.udel.edu/](http://datamil.udel.edu/)  
[www.state.de.us/deptagri/](http://www.state.de.us/deptagri/)

1. Project Title/Name: Chestnut Grove Properties, LLC

2. Location: County Road #158, Chestnut Grove Road, just west of Kenton Road

3. Parcel Identification #: ED-00-66.00-02-49.00-000

4. County or Local Jurisdiction Name: City of Dover

5. Owner's Name: Chestnut Grove Farm L.P. c/o Sallie Scarborough

Address: 290 Troon Road

City: Dover

State: DE

Zip: 19904

Phone: 302-674-4137

Fax:

Email:

6. Applicant's Name: Chestnut Grove Properties, LLC c/o Jeff Garrison

Address: 11 W. Loockerman St.

City: Dover

State: DE

Zip: 19901

Phone: 302-677-0040

Fax:

Email: 302-677-0045

7. Engineer/Surveyor Name: Scott Engineering, Inc. c/o Greg Scott, P.E.

Address: 838 Walker Road

City: Dover

State: DE

Zip: 19904

Phone: 302-736-3058

Fax: 302-736-3059

Email: gscott@scottengineering.com

8. **Please Designate a Contact Person, including phone number, for this Project: Greg Scott 302-736-3058**

<b>Information Regarding Site:</b>	
9. Area of Project(Acres +/-):	50.8 Ac.
10. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input checked="" type="checkbox"/> Community <input type="checkbox"/> Developing <input type="checkbox"/> Environmentally Sensitive <input type="checkbox"/> Secondary Developing <input type="checkbox"/> Rural	
11. If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications."	
12. Present Zoning: RM-1	13. Proposed Zoning:
14. Present Use: Agricultural	15. Proposed Use: Residential
16. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances:	
17. Comprehensive Plan recommendation: N/A If in the County, which area, according to their comprehensive plan, is the project located in: New Castle <input type="checkbox"/> Kent <input type="checkbox"/> Sussex <input type="checkbox"/>  Suburban <input type="checkbox"/> Inside growth zone <input type="checkbox"/> Town Center <input type="checkbox"/> Suburban reserve <input type="checkbox"/> Outside growth zone <input type="checkbox"/> Developing <input type="checkbox"/> Other <input type="checkbox"/> Environ. Sensitive Dev. District <input type="checkbox"/> Low Density <input type="checkbox"/>	
18. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: City of Dover  What is the estimated water demand for this project? 60,000 GPD  How will this demand be met? City of Dover water supply system	
19. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: City of Dover	
20. If a site plan please indicate gross floor area:	
21. If a subdivision: <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Mixed Use	
22. If residential, indicated the number of number of Lots/units: 201 Gross Density of Project: 3.96 Net Density 5.1  Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..	

23. If residential, please indicate the following:

Number of renter-occupied units:

Number of owner-occupied units: 201

Target Population (check all that apply):

Renter-occupied units

☐ Family

☐ Active Adult (check only if entire project is restricted to persons over 55)

Owner-occupied units

☒ First-time homebuyer – if checked, how many units 30

☒ Move-up buyer – if checked, how many units 165

☒ Second home buyer – if checked, how many units 6

☐ Active Adult (Check only if entire project is restricted to persons over 55)

24. Present Use: % of Impervious Surfaces: 1  
Square Feet: 5000

Proposed Use: % of Impervious Surfaces: 27  
Square Feet: 583,500

25. What are the environmental impacts this project will have?

How much forest land is presently on-site? 27.29 Ac. How much forest land will be removed? 13.25Ac.

Are there known rare, threatened, or endangered species on-site? ☐ Yes ☒ No

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? ☐ Yes ☒ No

Does it have the potential to impact a sourcewater protection area? ☐ Yes ☒ No

26. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? ☒ Yes ☐ No

Will this project contribute more rainwater runoff to flood hazard areas than prior to development? ☐ Yes ☒ No If "Yes," please include this information on the site map.

27. Are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? ☒ Yes ☐ No

Are the wetlands: ☐ Tidal Acres  
☒ Non-tidal Acres 3.01

If "Yes", have the wetlands been delineated? ☒ Yes ☐ No

Has the Army Corp of Engineers signed off on the delineation? ☐ Yes ☒ No

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? ☒ Yes ☐ No If "Yes", describe the impacts: A portion will need to be filled for roads and lots

Will there be ground disturbance within 100 feet of wetlands ☒ Yes ☐ No

28. Are there streams, lakes, or other natural water bodies on the site? ☒ Yes ☐ No

If the water body is a stream, is it: ☒ Perennial (permanent) ☐ Intermittent ☐ Ephemeral (Seasonal)

If "Yes", have the water bodies been identified? ☒ Yes ☐ No

Will there be ground disturbance within 100 feet of the water bodies ☐ Yes ☒ No If "Yes", please describe :

29. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)?

☒ Yes ☐ No

If yes, please list name: East Dover Hundred Tax Ditch and Cahoon's Branch

30. List the proposed method(s) of stormwater management for the site: Stormwater Management Pond and BMP's

Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.): Perennial Stream, Cahoon's Branch

Will development of the proposed site create or worsen flooding upstream or downstream of the site? ☐ Yes ☒ No

31. Is open space proposed? ☒ Yes ☐ No If "Yes," how much? 15.61 Acres 679,972 Square Feet

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Active recreation, passive recreation, stormwater management, wildlife habitat

Where is the open space located? Westerly side of site and in the middle of the subdivision

Are you considering dedicating any land for community use (e.g., police, fire, school)? ☐ Yes ☒ No

32. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? ☐ Yes ☒ No If "Yes," what are they?

33. Is any developer funding for infrastructure improvement anticipated? ☒ Yes ☐ No If "Yes," what are they? Water and sewer line improvements, highway improvements

34. Are any environmental mitigation measures included or anticipated with this project? ☐ Yes ☒ No

Acres on-site that will be permanently protected

Acres on-site that will be restored

Acres of required wetland mitigation

Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed Stormwater pond, bioswales, filter strips, bioretention

Buffers from wetlands, streams, lakes, and other natural water bodies Yes, including buffer from flood plain

35. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? ☒ Yes ☐ No

36. Will this project generate additional traffic? ☒ Yes ☐ No

How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is

seasonal, assume the peak season 1582

What percentage of those trips will be trucks, excluding vans and pick-up trucks? <1%

37. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders. One connection onto County Road #158, 24' wide road with no shoulders

38. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? ☐ Yes ☒ No (not sure)

39. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections. None

40. Are there existing or proposed sidewalks? ☒ Yes ☐ No; bike paths ☒ Yes ☐ No

Is there an opportunity to connect to a larger bike/pedestrian network? ☒ Yes ☐ No

41. Is this site in the vicinity of any known historic/cultural resources or sites ☐ Yes ☒ No

Has this site been evaluated for historic and/or cultural resources? ☐ Yes ☒ No

Will this project affect, physically or visually, any historic or cultural resources? ☐ Yes ☒ No

If "Yes," please indicate what will be affected (Check all that apply)

- ☐ Buildings/Structures (house, barn, bridge, etc.)
- ☐ Sites (archaeological)
- ☐ Cemetery

Would you be open to a site evaluation by the State Historic Preservation Office? ☒ Yes ☐ No

42. Are any federal permits, licensing, or funding anticipated? ☐ Yes ☒ No

43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?

☐ Yes ☒ No

If yes, please List them:

44. Please make note of the time-line for this project: Begin construction in June 2005

I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

\_\_\_\_\_  
Signature of property owner or contract buyer

7-1-04

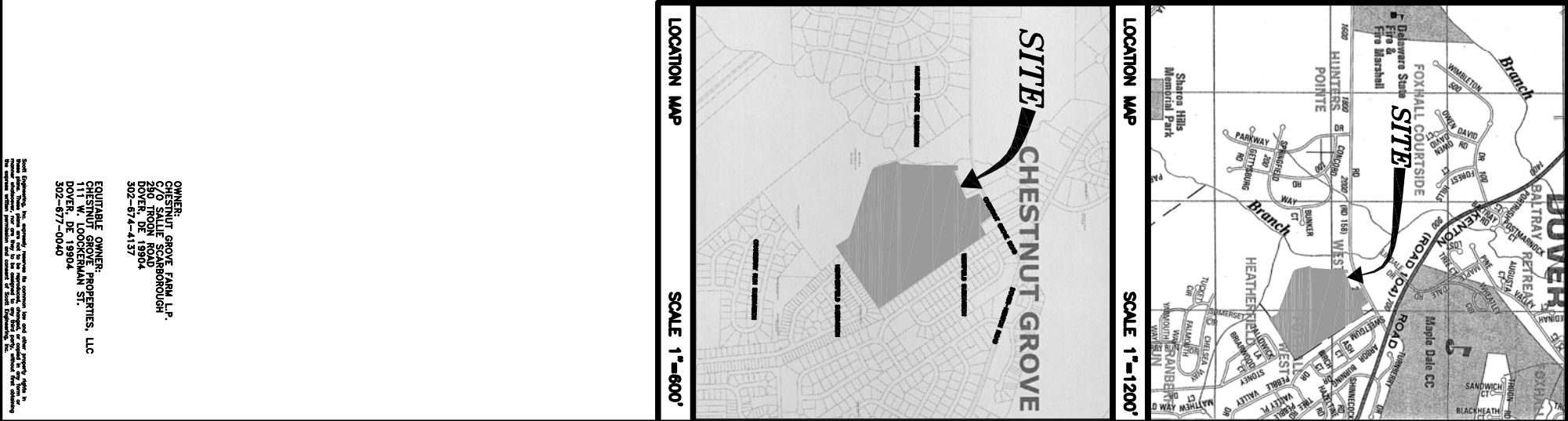
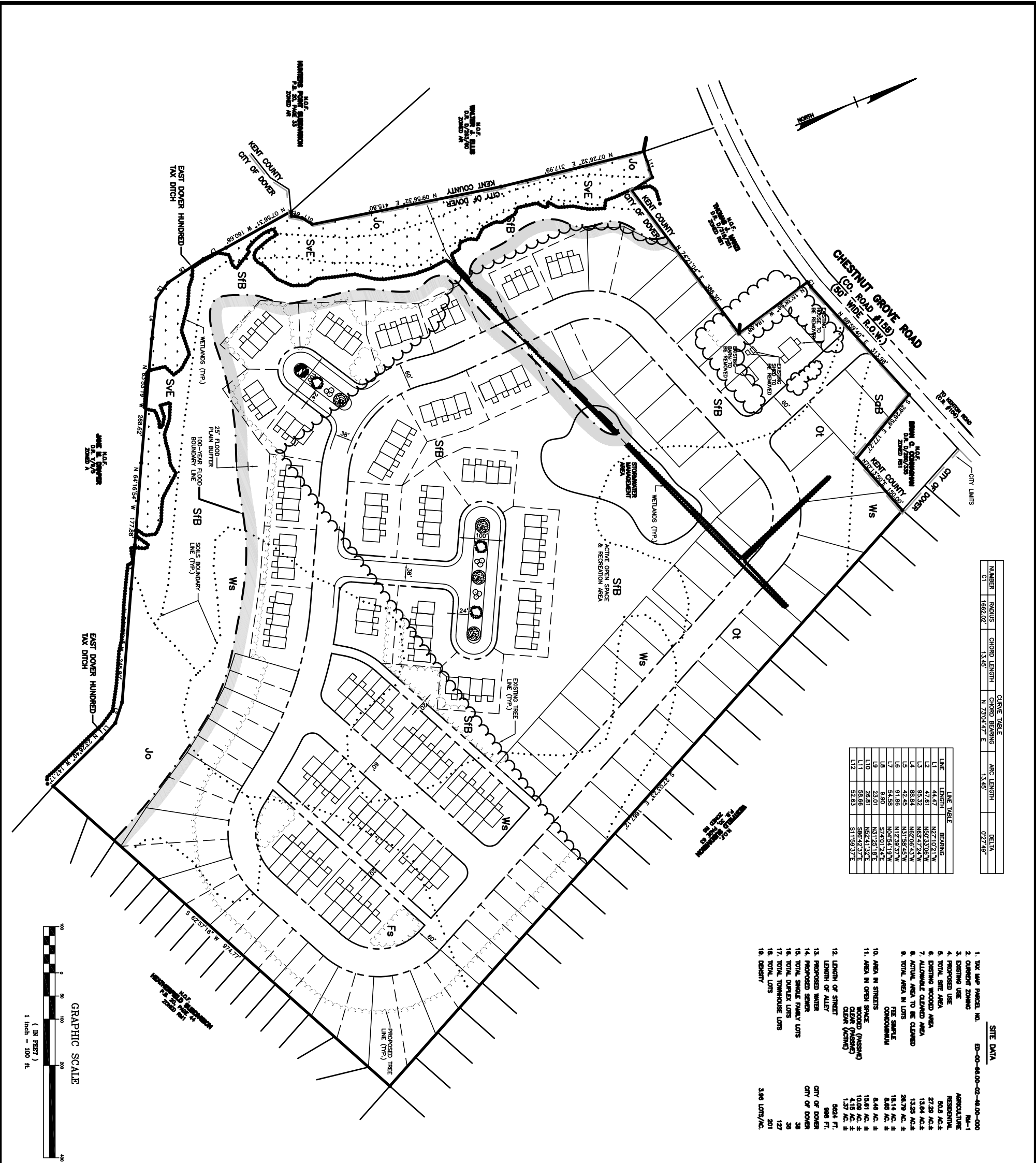
Date

\_\_\_\_\_  
Signature of Person completing form  
(If different than property owner)

7-1-04

Date

This form should be returned to the Office of State Planning electronically at [Dorothy.morris@state.de.us](mailto:Dorothy.morris@state.de.us) along with an electronic copy of any site plans and development plans for this site. Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. A signed copy should be forwarded to the Office of State Planning, 540 S. DuPont Highway, Ste. 7, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. **Please be sure to note the contact person** so we may schedule your request in a timely manner.



DATE: 07-01-04  
DRAWN BY: G.L.S.  
CHECKED BY: G.L.S.

REVISIONS

DATE

SCOTT ENGINEERING, INC.  
Consulting Engineers • Surveyors • Land Planners  
www.scottengineering.com  
838 Walker Road, Suite 21-2, Dover, DE 19904 (302) 736-3058

CONCEPTUAL PLAN  
FOR  
CHESTNUT GROVE PROPERTIES, LLC  
SITUATE IN: CITY OF DOVER, EAST DOVER HUNDRED, KENT COUNTY DELAWARE

OWNER:  
CHESTNUT GROVE FARM L.P.  
C/O SALLE SCARBOROUGH  
280 TROON ROAD  
DOVER, DE 19904  
302-677-4157

EQUITABLE OWNER:  
CHESTNUT GROVE PROPERTIES, LLC  
111 W. LOCKESMAN ST.  
DOVER, DE 19904  
302-677-0040

SCALE: 1"=100'

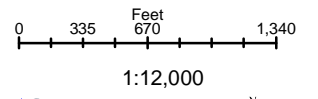
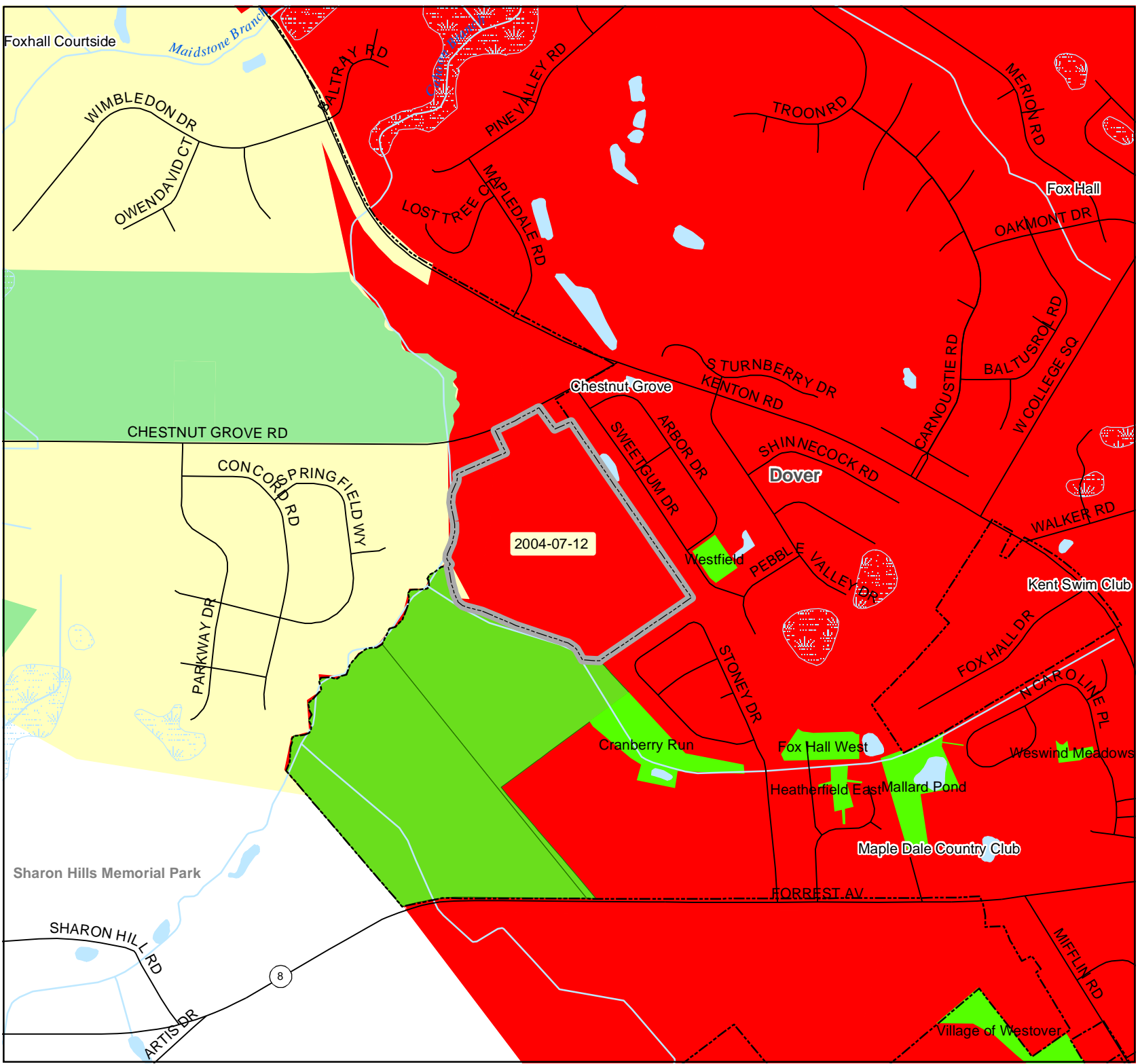
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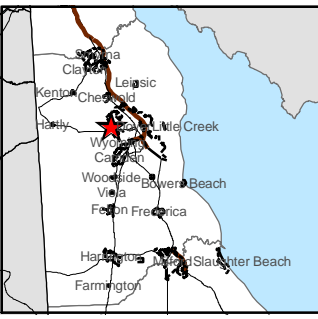
# Preliminary Land Use Service (PLUS)

Chestnut Grove Properties, LLC  
2004-07-12

- Project Area
- Municipalities
- Public-Owned
- Ag District
- Purchased Dev. Rights
- State Strategy Level**
  - Community
  - Developing Area
  - Secondary
  - Sensitive Rural



Delaware Office of State Planning Coordination  
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**Chestnut Grove Properties, LLC**  
2004-07-12

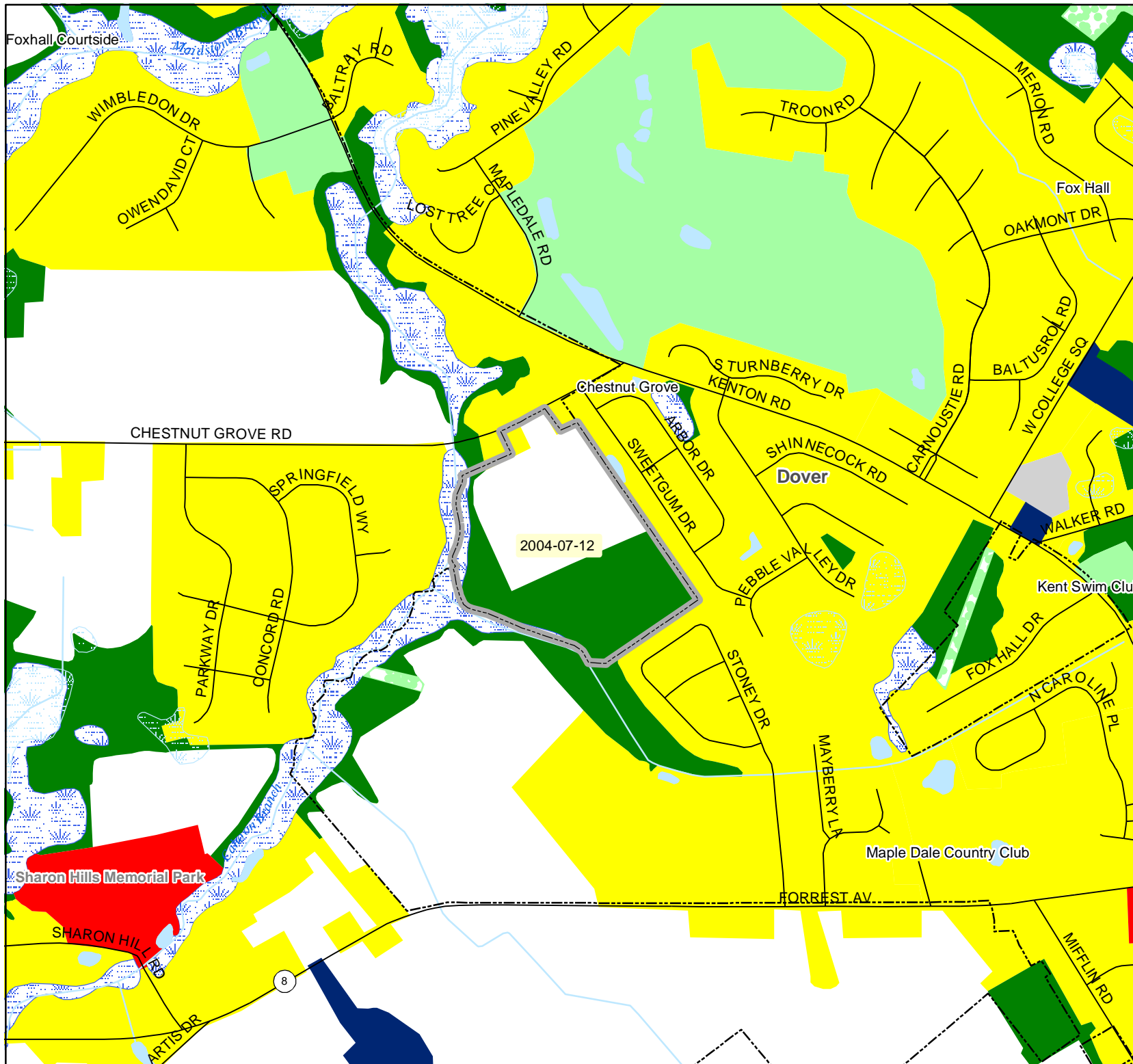
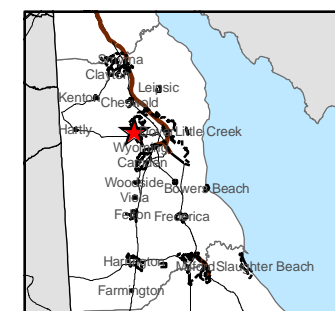
-  Project Area
-  Municipalities
- 2002 Land Use/Land Cover**
-  Residential
-  Commercial/Urban
-  Industrial
-  Trans./Comm./Utilities
-  Institutional/Governmental
-  Recreational
-  Agriculture
-  Scrub/Clear Cut
-  Forest
-  Water
-  Wetlands/Wet Woods
-  Beach/Sandy Area
-  Extraction/Transition

0 335 670 1,340  
Feet

1:12,000



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**Preliminary Land  
Use Service (PLUS)**

**Chestnut Grove  
Properties, LLC  
2004-07-12**

2002 False-Color  
InfraRed Orthophotography

Project Area  
Municipalities

0 335 Feet 670 1,340

1:12,000



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